

LOUISIANA NATURALAND SCENIC RIVERS SYSTEM

PERMIT APPLICATION Permit # 926 (Assigned by Department)

The Louisiana Department of Wildlife and Fisheries' Scenic Rivers program is authorized by LRS title 56, Chapter 9 Part II. This law requires permits authorizing activities in or affecting rivers that have been designated by the Louisiana Legislature as Natural and Scenic. Information provided on this form will be used in evaluating the application for a permit. Information in this application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

APPLICANT INFORMATION

NameofApplicant GY-Covington, LA-1-UT, LLC	Name of Agent (if any) Elizabeth Spalding, Loutre Consulting, LLC	
Address 4747 Williams Drive	Address 634 N. Hennessey St.	
Address	Address New Orleans, Louisiana 70119	
City, State, Zip Georgetown, Texas 78633	City, State, Zip New Orleans, Louisiana 70119	
Phone 512.819.4791	Phone 985.320.0056	

DESCRIPTION OF THE PROPOSED ACTIVITY

Brief summary of the description and purpose of the proposed activity (details to be attached as a separate document)

Construction of a new commercial building consisting of 6,613 square foot to be used as a Goodyear Auto Service Center. The building will consist of 7 service bays including 1 alignment rack for wheel alignments. Project will include new block structure with flat roof and awnings. New driveway and parking for up to 30 stalls including 2 handicapped and van accessible.

Is any portion of the activity complete?

YES or NO) (If yes, indicate month and year of completion)

LOCATION OF PROPOSED ACTIVITY

Stream Name	Flower Bayou	Names, Addresses, Phone Numbers of Adjacent Property Owners	
Parish	St. Tammany	N-Pelican Pointe Car Wash, 70487 Hwy. 21, Covington, LA 70433, 985.249.6969	
Section	47	S-Take 5 Oil Change, 70443 Hwy. 21, Covington, LA 70433, 985.273.0574	
Township	7S	E-Highway 21 followed by Iberiabank, 70470 Hwy. 21, Covington, LA 70433, 985.674.8350	
Range	11E	W-Common parking lot for medical offices located at 187 Greenbriar Blvd., Covington, LA 70433	
Latitude/Longitude	N 30.45491, W -90.13454		

ENVIRONMENTAL ASSESSMENT

Must be a separate document. See the attached instruction sheet for completing the assessment.

CONFIRMATION OF INFORMATION ACCURACY

Application is hereby made for a Scenic River Permit to authorize the activities described herein. I certify that I am familiar with the information contained in this application and that, to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities, or I am acting as the duly authorized agent of the applicant.

3/16/2015 Date

Form#LSR3 December 2014

LOUISIANA NATURAL AND SCENIC RIVER SYSTEM PERMIT APPLICATION

PROPOSED GOODYEAR AUTO SERVICE CENTER 70471 HIGHWAY 21 COVINGTON, LOUISIANA 70433

REPORT DATE: MARCH 18, 2015

PREPARED FOR:
GY-COVINGTON, LA-1-UT, LLC
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

PREPARED BY:
LOUTRE CONSULTING, LLC
634 NORTH HENNESSEY STREET
NEW ORLEANS, LOUISIANA 70119
985.320.0056

Scenic Rivers Program
Louisiana Department of Wildlife and Fisheries
P.O. Box 98000
Baton Rouge, LA 70898-9000
Telephone: (225) 765-2642

RE: Louisiana Natural and Scenic Rivers System Permit Application Proposed Goodyear Auto Service Center 70471 Highway 21 Covington, Louisiana 70433

To whom it may concern:

On behalf of GY-Covington, LA-1-UT, LLC (GYC) by Embree Asset Group, Inc., member, Loutre Consulting, LLC submits the following information in support of a Louisiana Natural and Scenic Rivers System Permit application for the proposed development of a Goodyear Service Center on Flower Bayou in St. Tammany Parish.

Please find attached a Louisiana Natural and Scenic Rivers System Permit Application including a check in the amount of \$100.00 and an additional electronic copy of a scaled Site Layout to scale.

In the event further information is required, please contact me at 985.320.0056 or spaldingbeth@yahoo.com. Thank you in advance for your consideration of the permit application.

Sincerely,

Elizabeth Spalding

Loutre Consulting, LLC

634 North Hennessey Street

New Orleans, Louisiana 70119



BOBBY JINDAL GOVERNOR DEPARTMENT OF WILDLIFE AND FISHERIES

ROBERT J. BARHAM SECRETARY

Dear Scenic River Permit Applicant:

Please review and concur on the following statement regarding the issuance of permits by the Louisiana Department of Wildlife and Fisheries. This agreement must be signed and returned before a Scenic River Permit can be issued.

"I have been advised and do understand that by applying for and accepting a Scenic Rivers permit issued by the Louisiana Department of Wildlife and Fisheries, I am being allowed to engage in an activity which would otherwise be prohibited by law or for which a permit is required. I understand that the permit is not a license and confers no property right upon me. I specifically agree to abide by all State and Federal fish and wildlife laws and regulations, and all State and Federal laws and regulations which relate to this permit or the permitted activity, and by all other terms and conditions of this permit. I understand that the permit for which I am applying may be suspended, annulled, withdrawn or revoked and that I may be assessed civil penalties, all in accordance with the provision of the Louisiana Administrative Procedure Act, and that I may be denied future permits as a consequence of my failure to fully and completely comply with the terms and conditions of the permit, as well as other laws and regulations pertinent thereto. If served with or notified of a cease and desist order signed by the Scenic Rivers Administrator, I agree to immediately and without delay cease all activities and operations which relate to the permitted activity or which are impacting the Scenic River, until such time as the matter can be resolved in an adjudicatory hearing pursuant to the Louisiana Administrative Procedure Act. I understand and agree that any permit issued to me by the Louisiana Department of Wildlife and Fisheries is in the nature of a privilege which is being voluntarily extended to me by the Department and the failure on my part to cooperate with the Department can result in the loss of the privilege conferred and the denial of future requests for permits. By accepting this permit, I evidence my agreement to be bound by all conditions and stipulations set forth herein."

Authorized Signature

Date

REV. 12/7/98

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1.0 INTRODUCTION & PROJECT DESCRIPTION

On behalf of GY-Covington, LA-1-UT, LLC (GYC), Loutre Consulting, LLC (Loutre) is the contracted agent for the proposed construction of a Goodyear Auto Service Center at 70471 Highway 21 in the City of Covington, St. Tammany Parish, State of Louisiana (Site, Appendix A – Figure 1). The auto service center will be located in Section 47, Township 7S, Range 11E and centered at approximate Latitude 30.454981° N and Longitude 90.13454° W. Access to the Site is via Highway 21.

Based on the U.S. Geological Survey (USGS) 7.5 minute topographic map, the general area slopes to the southwest (Appendix A – Figure 2). The average topographic elevation of the property is approximately twenty five (25) feet above mean sea level (msl) with a slope to ten (10) feet above msl in the southernmost portion.

The Site and surrounding area is located in the Gulf Coast Flatwood ecoregion of the Southern Coastal Plain (Daigle et al. 2006. Ecoregions of Louisiana. Reston, Virginia, U.S.G.S. Map Scale 1:1,000,000). The Gulf Coast Flatwoods is a narrow region of nearly level terraces and alluvial and deltaic deposits composed of Quaternary-age sands and clays. Historically, longleaf pine dominated the broad flats and low ridges, forming more densely-stocked flatwoods and open savannas maintained by a high natural fire frequency. Much of the landscape is now in mixed forests, pine plantations, or cleared for agricultural, residential, and commercial development.

The proposed construction is of a new commercial building consisting of 6,613 square feet constructed of masonry blocks with a flat roof and awning (Appendix A – Figure 3). The building will consist of seven (7) service bays including one (1) alignment rack for wheel alignments. Proposed construction includes a new driveway and thirty (30) parking stalls including two (2) handicapped and van-accessible stalls. Construction of the Goodyear Auto Service Center will begin within eighteen (18) months of permit issuance.

A portion of Flower Bayou is within the property boundaries and a portion is adjacent to the south property line (Appendix A – Figure 3). The bayou is approximately five (5) feet wide and three (3) feet deep at the time of the site reconnaissance on March 12, 2015 (Appendix B). The associated riparian corridor is approximately forty (40) feet wide on both sides of the bayou. The corridor was cleared of all vegetation in or around 2005 based on a review of aerial photographs. Since then, a natural riparian corridor has reestablished and primarily consists of various grass species such as broomsedges (*Andropogon* spp.) and bluestems (*Schizachyrium* spp.) interspersed with small pines (*Pinus* spp.) and forbs such as goldernrod (*Solidago* spp.), dewberry/blackberry (*Rubus* spp.), and beggar lice (*Desmodium* spp.).

Development at the Site is subject to the St. Tammany Unified Development Code as administered and interpreted by the St. Tammany Department of Development/Planning (Parish). Per the St. Tammany Unified Development Code, Volume I, Section 7.01 – Landscape and Tree Preservation Regulations (Code, Appendix D), all areas of the property are to receive shrubbery, ground cover, or lawn. Planting areas at the Site pertaining to Flower Bayou as defined by the Parish include the "Streetyard Planting Area" and the "Side Buffer Planting Area". The number of trees of each class and shrubs required in each designated area is based on square footage and linear feet (see Appendix D, Section 7.0115 for tree class and shrub definitions). Acceptable lawns are to have a close stand of grass without bare spots greater than two (2) inches in diameter and are to be mown regularly so that lawn height does not exceed four (4) inches.

Note: Although native to Louisiana, many trees and shrubs listed by the Parish in the Code are not characteristic of the historic Gulf Coast Flatwoods ecoregion or existing "piney woods" in or surrounding the Site area.

Thirty-six (36) Class A trees, fifty-five (55) Class B trees, and twenty-five (25) shrubs are required in the Streetyard Planting Area. Thirteen (13) Class A trees and forty-three (43) Class B trees are required in the Side Buffer Planting Area. Due to ingress/egress and line-of-sight constraints in the Streetyard Planting Area, the Parish has agreed to allow GYC to plant a portion of the Streetyard Planting Area required trees in the Side Buffer Planting Area. Trees in the Side Buffer Planting Area are to be installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water levels in Flower Bayou. All planting areas (including the riparian corridor of Flower Bayou) are to be cleared and hydroseeded with bermuda grass (*Cynodon dactylon*) overseeded with rye grass (*Lolium* spp.).

Note: Bermuda grass (*Cynodon dactylon*) is an invasive species in the United States per the United States Department of Agriculture, Natural Resources Conservation Service, PLANTS Database (http://plants.usda.gov/core/profile?symbol=CYDA). Although commonly used for erosion control and as a weed-free ground cover, it will become weedy or invasive in some regions or habitats and may displace desirable vegetation if not properly managed.

2.0 PARISH, STATE, AND FEDERAL PERMITS REQUIRED

2.1 Parish Permits

St. Tammany Parish Building Permit

2.2 State Permits

- Louisiana Department of Transportation and Development (DOTD) Access Permit
- Louisiana Department of Wildlife and Fisheries (LDWF) Louisiana Natural and Scenic Rivers System Use Permit
- Louisiana State Fire Marshal Permit

2.3 Federal Permits

No Federal permits are required.

3.0 ENVIRONMENTAL ASSESSMENT

3.1 Existing Land Use

The Site is currently undeveloped. Adjacent property to the north is the location of a Pelican Pointe Carwash. Adjacent property across Flower Bayou to the south is the location of a Take 5 Oil Change service center. A right-of-way and Highway 21 is adjacent to the east followed by Iberia Bank. A parking lot for medical offices is adjacent to the west. Surrounding property to the north and south along the Highway 21 corridor is commercially-developed. Surrounding property to the east is undeveloped interspersed with residential properties. Surrounding property to the west is residential.

3.2 Historical/Archeological Sites

No adverse impacts are expected. No known historical/archeological sites are located at the Site per the Louisiana Division of Historic Preservation and Archeology GIS database. There are no National Register of Historic Places properties located in the vicinity of the Site. A reconnaissance of the Site revealed no evidence of a potential historical/archeological site. Furthermore, a review of historic topographic maps from 1936 to present and aerial photographs from 1965 to present did not reveal evidence of a potential historical/archeological site. In the event evidence is encountered during construction, activity will be halted and the Division of Archeology will be contacted immediately.

3.3 Economic Impact of the Project

No adverse impacts are expected. No commercial, industrial, or residential properties will be affected by construction or operation.

Positive impacts are expected. Construction of the Site will utilize local contractors and tradesmen. Operation of the Site will provide residents with a service not currently available in the area.

3.4 Wilderness/Rural Quality

Adverse impacts to the wilderness/rural quality of Flower Bayou are expected during construction. The wilderness/rural quality of the bayou will be removed. Per the Parish, the existing natural riparian corridor to the water's edge of Flower Bayou is to be cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass.

Little adverse impacts to the wilderness/rural quality of Flower Bayou are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor.

3.5 Scenic/Aesthetic Value

Adverse impacts are expected to the scenic/aesthetic value of Flower Bayou during construction. The scenic/aesthetic value of the bayou will be removed. Per the Parish, the existing natural riparian corridor to the water's edge of Flower Bayou is to be cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass.

Little adverse impacts to the scenic/aesthetic of Flower Bayou are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor.

3.6 Recreational Use/Opportunities

No adverse impacts are expected. The surrounding area is primarily commercial. No recreational areas are located in close proximity to the Site. Construction and operation of the Site will not restrict access to, or recreational uses (if any) of Flower Bayou.

3.7 Ecological Systems Present

Adverse impacts to the ecological systems present are expected during construction. Ecological systems present will be removed. Per the Parish, the existing natural riparian corridor to the water's edge of Flower Bayou is to be

cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass.

Little adverse impacts to the ecological systems of Flower Bayou are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor.

3.8 Fish and Wildlife in the Area

Little adverse impacts to fish are expected during construction. Removal of the riparian corridor may affect water quality, nutrient load, and temperature regulation. Best management practices (BMPs) such as installation of silt fence and placement of erosion mat will act to reduce degradation of water quality. Phased construction is planned. The required tree plantings will be completed early in the construction and will assist in temperature regulation.

Adverse impacts to wildlife are expected during construction. The existing natural riparian corridor that provides shelter and foraging areas and serves as a wildlife corridor will be removed. Per the Parish, the riparian corridor to the water's edge of Flower Bayou is to be cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass.

Little adverse effects to fish and wildlife are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor. Installation of a dry retaining pond and retaining wall in concert with directional drainage, the Side Buffer Planting Area, and limited amount of fertilizer use will reduce water quality impacts during operation. Maintenance of required tree plantings will aid in temperature regulation.

No adverse impacts to threatened or endangered species are expected during construction or operation. Threatened and endangered species occurring in St. Tammany Parish per the U.S. Fish and Wildlife Service (USFWS) include the following:

Scientific Name	Common Name	Status
Gopherus polyphemus	Gopher Tortoise	Threatened
Graptemys oculifera	Ringed Map Turtle	Threatened
Potamilus inflatus	Alabama Heelsplitter Mussel	Threatened
Acipenser oxyrinchus desotoi	Gulf Sturgeon	Threatened
Trichechus manutus	West Indian Manatee	Endangered
Picoides borealis	Red-cockaded Woodpecker	Threatened
Isoetes louisianensis	Louisiana Quillwort	Endangered

No evidence of the presence of threatened or endangered species was encountered during the site reconnaissance. A search of NatureServe was conducted (Natureserve. 2015. NatureServe Web Service. Arlington, VA. U.S.A. Available http://services.natureserve.org. (Accessed: March 12, 2015). No threatened, endangered, or candidate species or critical habitat was listed at the Site or in the immediately vicinity. Furthermore, specific habitat requirements of the abovelisted species are not present at the Site or in the immediate vicinity based on the site reconnaissance and commercial property use.

3.9 Botanical Elements (Vegetation)

Adverse impacts to botanical elements are expected. The riparian corridor and other natural areas (although limited) will be removed. Per the Parish, the existing natural riparian corridor to the water's edge of Flower Bayou is to be cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass.

Little adverse impacts to the botanical elements of Flower Bayou are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor and other natural areas of the Site.

3.10 Geological Features

No adverse impacts are expected during construction or operation. Disturbance during construction is expected to be primarily surficial with some nearsurface disturbance associated with the installation of underground utilities. Surface exposures in the area consist of Quaternary (Pleistocene) sediment deposited on terraces (Louisiana Geological Survey. 2008. Generalized Geology of Louisiana). The deposits consist of sand, gravel, and mud underlying raised, flat surfaces with

varying degrees of tilt and dissection. These surfaces are remnants of pre-existing flood plains and form coast-parallel belts. They were raised as the coastal plain tilted in response to downwarping of the crustal floor of the Gulf of Mexico as a result of the deposition of voluminous deltaic sediment.

3.11 Hydrological Features

No adverse impacts to hydrological features are expected during construction or operation. No alterations to the stream bed of Flower Bayou are planned. The Southeast Louisiana Aquifer System underlies the Site. (LDEQ. 1996. 305[b] Report. Appendix F. Major Aquifer Systems of Louisiana). Disturbance during construction is expected to be primarily surficial with some nearsurface disturbance associated with the installation of underground utilities and will not affect the integrity of the system.

No adverse impacts to the hydrological features are expected during operation.

3.12 Water Quality/Quantity

Adverse impacts to water quality are expected during construction. The existing natural riparian corridor that reduces nutrient load, traps sediment, and slows peak stream flow during flooding events is to be removed. Per the Parish, the riparian corridor to the water's edge of Flower Bayou is to be cleared, planted with Class A and B trees installed with three (3) inch diameter steel tree ring edging and No. 57 limestone to prevent erosion from rising water, and hydroseeded with bermuda grass overseeded with rye grass. No adverse impacts to water quantity are expected during construction. No channel alterations or filling of the bayou that would affect water quantity is planned.

Some adverse effects to water quality are expected during operation. The Parish requires lawn areas to be mown regularly so that lawn height does not exceed four (4) inches. Regular mowing will suppress reestablishment of the natural riparian corridor functionality. Installation of a dry retaining pond and retaining wall in concert with directional drainage, the Side Buffer Planting Area, and limited amount of fertilizer use will reduce water quality impacts during operation. No adverse effects to water quantity are expected during operation. No water withdrawal from Flower Bayou is planned.

4.0 STATEMENT OF APPLICANT'S COMPLIANCE HISTORY

Neither GY-Covington, LA-1-UT, LLC or its parent company Embree Asset Group, Inc. have been cited for a violation of the Louisiana Scenic Rivers Act, Acts 1988, No. 947, §1, effective July 27, 1988 (Appendix E).

5.0 STEPS TAKEN TO MINIMIZE AND/OR OFFSET POTENTIAL IMPACTS TO RIVER

A Stormwater Pollution Prevention Plan (SWPPP) is being prepared prior to construction. The plan will detail BMPs to be implemented to reduce or eliminate any potential runoff during construction or operation.

BMPs implemented during development of the Site plan included, but were not limited to, the following:

- The pre-existing natural drainage flow pattern was analyzed to identify the best location of the Site improvements.
- Impervious surfaces were minimized to the smallest extent possible.
- Existing vegetation (pine trees) were incorporated where possible.
- Impervious surfaces were disconnected by landscaping.
- The construction footprint was minimized to the smallest extent possible.
- Plant cover was maximized to protect soil, improve stormwater retention, minimize runoff, and prevent erosion.

BMPs to be implemented prior to and during construction include, but are not limited to the following:

- Landscaping buffers will be installed early in the construction process to reduce runoff during construction activities and to be fully established prior to completion.
- A permanent dry retention pond will be installed early in the construction process.
- A permanent retaining wall will be installed between the parking lot and landscaping buffers in the southern portion of the Site early in the construction process.
- Soils stripped during Site preparation will be stockpiled away from the immediate construction area, concentrated flow areas, and pavement. Silt fence will be installed around the stockpile perimeter.
- Silt fence will be installed and maintained along the boundaries of the construction zone.

- Silt fence installed along the construction zone boundary and stockpile will be inspected weekly and immediately after a storm event for signs of erosion.
- Accumulated silt will be removed weekly at a minimum.
- Additional erosion controls will be implemented in the event that existing controls are inadequate.
- A temporary stone construction entrance will be constructed to reduce the amount of mud transported onto public roads.

BMPs to be implemented during operation will be detailed in the SWPPP.

6.0 ALTERNATIVES TO THE PROJECT

The no-build and build alternatives were considered. The no-build alternative was rejected because it does not address the purpose of the project. No feasible alternative to the project exists, therefore the build alternative is accepted.

7.0 PUBLIC NOTICE REQUIREMENT

A public notice will appear in one (1) issue of the official state journal, The Advocate, and three (3) consecutive issues of the official parish journal of St. Tammany Parish, the St. Tammany Farmer. Date and proof of publication will be sent to LDWF Scenic Rivers Program once received.

EMBREE GROUP

ASSET



LDWF Scenic River Program P.O.Box 98000 Baton Rouge, LA 70898-9000

March 12, 2015

To all concerned, as of the date of this letter neither GY-Covington, LA-1-UT, LLC., a Utah limited liability company, nor its parent company Embree Asset Group, Inc., a Texas Corporation have received a citation related to a violation of the Louisiana Scenic Rivers Act.

Sincerely,

GY-Covington, LA-1-UT, LLC., a Utah limited liability company

By: Embree Asset Group, Inc., a Texas corporation, its Member

By:

Philp H. Annis, President

DEVELOP • DESIGN • BUILD NATIONAL BTS DEVELOPER

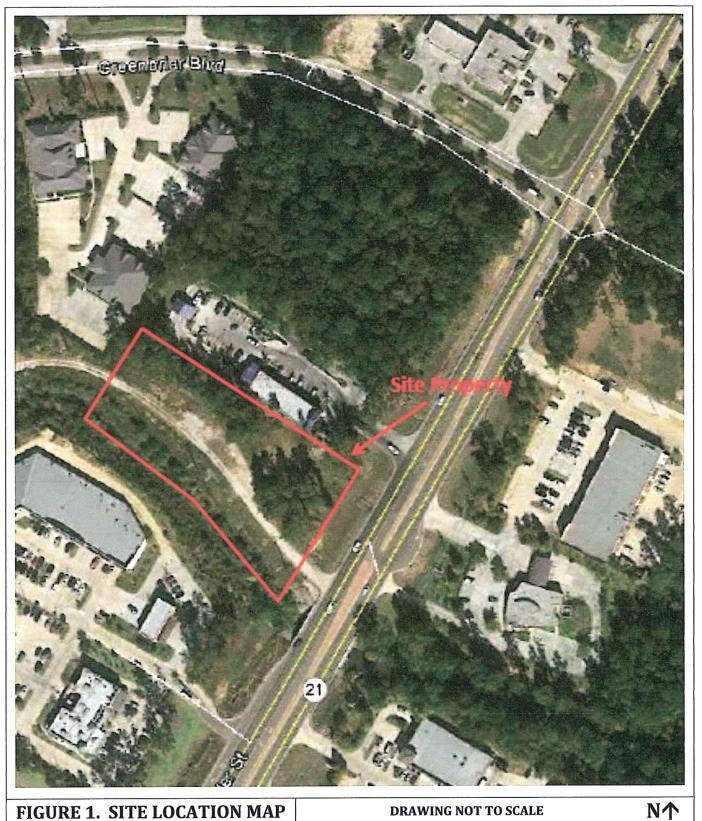
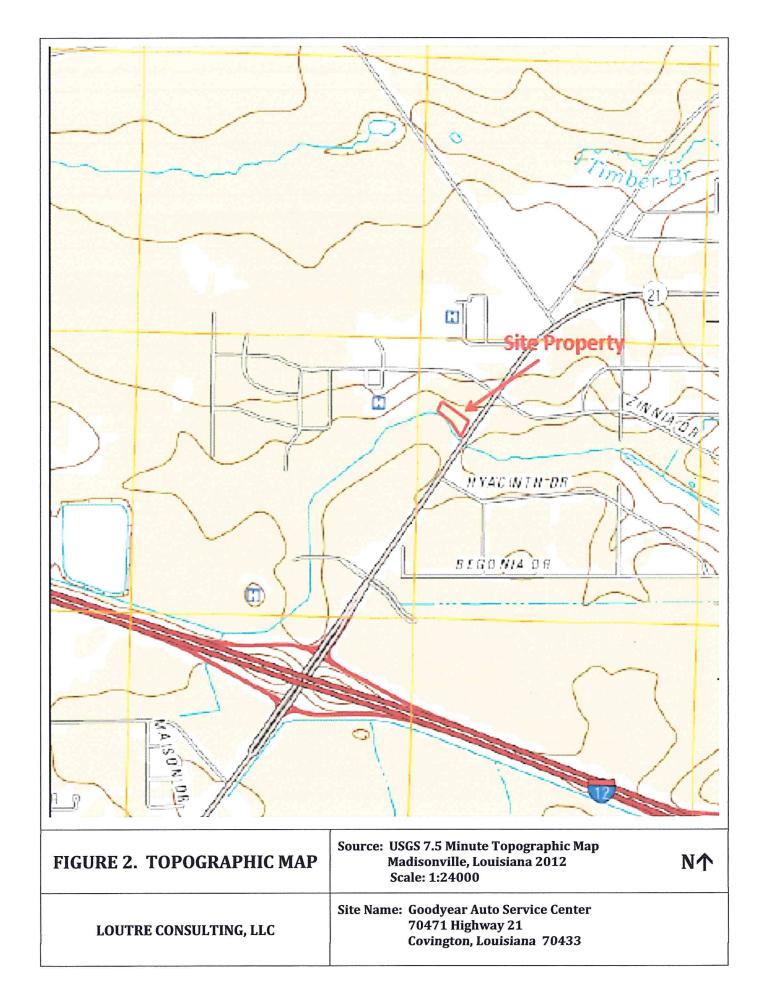


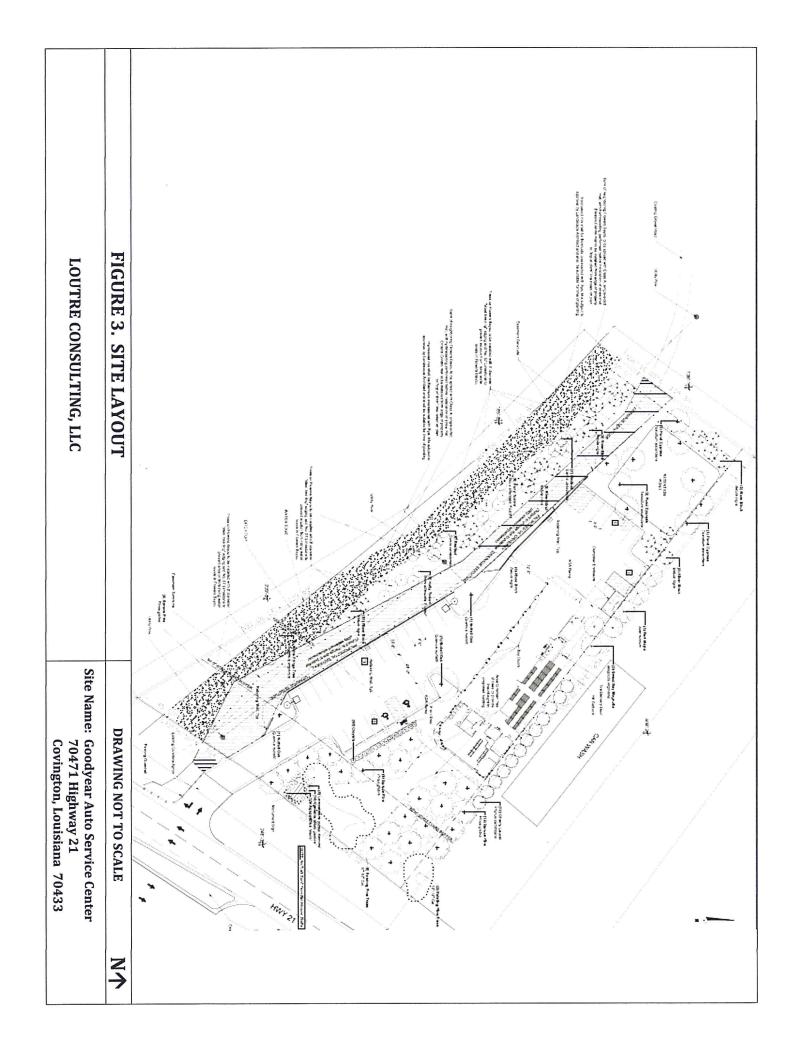
FIGURE 1. SITE LOCATION MAP

DRAWING NOT TO SCALE

N

Site Name: Goodyear Auto Service Center 70471 Highway 21 Covington, Louisiana 70433







Photograph 1. A view from the north on the project side of Flower Bayou (30.45492° N, 90.13507° W).



Photograph 2. A view from the south across from the project side of Flower Bayou (30.45479° N, 90.13521° W).



Photograph 3. Upstream view of Flower Bayou facing west from the project side of the bayou (30.45490° N, 90.13511° W).



Photograph 4. Downstream view of Flower Bayou facing east from the project side of the bayou (30.45490° N, 90.13511° W).